

TYPE II DEVELOPMENT & ENVIRONMENTAL REVIEW, STAFF REPORT & DECISION

Form DS1401 PLD



Project Name: CASSIDY'S GARDEN INFILL SHORT PLAT

Case Number: PLD2008-00054; EVR2008-00070

Location: 7325 NE 31st Avenue

Request: Short plat approximately .75 (.64) acres into four single-family lots using the Tier I infill standards in the R1-6 zoning district

Applicant/Owner: Craig Gault
4809 NW 129th Street
Vancouver, WA 98685
Phone - (360) 576-9285, **E-mail** - cagmdkg@hotmail.com

Contact: Sturtevant, Golemo & Associates
Attn: Cory Wolf or Scott Taylor
2005 Broadway
Vancouver, WA 98663
Phone - (360) 993-0911, **Fax** - (360) 993-0912
E-mail - cwolf@sgaengineering.com

DECISION

Approval, with conditions

Team Leader's Initials: *ATG* **Date Issued:** **April 16, 2009**

County Review Staff:

	<u>Name</u>	<u>Phone Ext</u>	<u>E-mail Address</u>
Planner:	Richard Daviau	4895	richard.daviau@clark.wa.gov
Engineer:	David Bottamini, P.E.	4881	david.bottamini@clark.wa.gov
Fire Marshal Office	Tom Scott	3323	tom.scott@clark.wa.gov
Team Leader:	Michael Butts	4137	michael.butts@clark.wa.gov
Eng. Supervisor:	Sue Stepan, P.E.	4064	sue.stepan@clark.wa.gov

Comp Plan Designation: Urban Low Density

Zoning: R1-6

Legal Description: Tax lot 3E (98892) located in the Northwest Quarter of Section 12; Township 2 North; Range 1 East of the Willamette Meridian

Applicable Laws:

Clark County Code Chapters: 40.220.010 (Single-family Districts); 40.260.110 (Infill); 40.350.020 (Concurrency); 40.350.030 (Road Standards); 40.370.010 (Sewer); 40.370.020 (Water); 40.380 (Stormwater and Erosion Control); 15.12 (Fire); 40.5 (Procedures); 40.540.030 (Short Plats); 40.570 (SEPA); 40.6 (Impact Fees); and RCW 58.17 (State Platting Laws)

Neighborhood Association/Contact:

NE Hazel Dell Neighborhood Association, **Contact** – Bud Van Cleve, 1407 NE 68th Street, Vancouver, WA 98665, **Phone** - (360) 695-1466, **E-mail** (Bud Van Cleve) - BSVANC@aol.com, **E-mail** (Doug Ballou) - dballou@pacifier.com

Time Limits:

The application was submitted on October 28, 2008 and was determined to be fully complete on November 17, 2008. The project was on hold from January 31, 2009 to April 15, 2009 to allow the applicant to resolve a road status issue. Therefore, the County Code requirement for issuing a decision within 78 days lapses on April 18, 2009.

Vesting:

An application is reviewed against the subdivision, zoning, transportation, stormwater and other land development codes in effect at the time a fully complete application for preliminary approval is submitted. If a pre-application conference is required, the application can earlier contingently vest if a fully complete application for substantially the same proposal is filed within 180 calendar days of the date the county issues its pre-application conference report.

A pre-application conference was held on September 6, 2007. The pre-application was not determined to be contingently vested. Therefore, the application is considered vested on the fully complete submittal date of November 4, 2008. The application is vested for transportation concurrency on November 4, 2008.

Public Notice:

Notice of application and was mailed to the applicant, neighborhood association, and property owners within 500 feet of the site on December 1, 2008.

Public Comments:

The County has not received written public comments on this proposal.

Project Overview

The applicant proposes to divide the subject site (Lot 2 of S.P. 1-753) into four single-family residential lots. The site is located on the east NE 31st Avenue at the 73rd street block. Lot 1 will have direct access to NE 31st Avenue. The applicant is proposing a private infill road from NE 31st Avenue that will provide access for lots 2, 3, and 4.

NE 31st Avenue is a public road from the south edge of the site all the way to NE 66th Street, but it is a private road along the site's frontage.

The following is a comprehensive plan, zoning and use chart of the area surrounding the site:

Compass	Comp Plan	Zoning	Current Land Use
Site	UL	R1-6	Single-family residential
North	UL	R1-6	Single-family residential
South	UL	R1-6	Single-family residential
East	UL	R1-6	Single-family residential
West	UL	R1-6	Single-family residential

Staff Analysis

Staff reviewed the proposal for compliance with applicable code criteria and standards in order to determine whether all potential impacts will be mitigated by the requirements of the code.

Staff's analysis also reflects review of agency and public comments received during the comment period, and knowledge gained through a site visit.

Major Issues:

Only the major issues, errors in the development proposal, and/or justification for any conditions of approval are discussed below. Staff finds that all other aspects of this proposal not discussed below comply with the applicable code requirements.

LAND USE:

Finding 1 - Density

The applicant is proposing to divide .75 acres into four residential lots using Tier I Infill standards within the R1-6 zoning district. Under CCC Table 40.260.110 G1, the proposed lots must have an average size between the minimum and maximum lot requirements of the underlying zone and comply with the minimum and maximum density standards of Table 40.220.010-2. The allowed density range in Table 40.220.010-2 for the R1-6 zone is 5.1 to 7.3 units per acre.

Density is based on gross site area minus all public and private roads. The net site area (after right-of-way) is .73 acres. Based on a net site area of .73 acres, the proposal is developing at 5.5 units per acre which is within the density range. The proposal proposed plat complies with density requirements.

Finding 2 - Tier I Infill Standards

Pursuant to CCC Table 40.260.110-1, a minimum lot area of 4,500 square feet is required for proposed lots in the R1-6 zone. The smallest lot in the proposed plat is 6,975 square feet; therefore, the project complies with Tier I infill standards.

Finding 3 - Setbacks

Although details of home construction on the proposed lots have not been provided or required, the following setbacks apply to the proposed plat.

- Eighteen foot front/side setback for garage entrances (or other similar vehicular shelter)
- Ten foot front setback for other buildings
- Five foot standard side setback

Finding 4 - Manufactured Homes

The applicant has not indicated that manufactured homes would be placed on the lots in the proposed plat. Therefore, pursuant to CCC 18.406.020(U), manufactured homes are prohibited on any lot in this plat (see Condition D-8a).

Finding 5 - State Platting Standards (RCW 58.17)

With conditions of approval, staff finds the proposed subdivision will make appropriate provisions for public health, safety, and general welfare of the community. Connection of the proposed residences to public water and sewer, as well as treatment of any increase of stormwater runoff, will be provided, to protect groundwater supply and integrity. Impact Fees will also be required to contribute a proportionate share toward the costs of school, park and transportation provisions, maintenance and services.

Finding 6 - Fence Encroachments

A boundary survey for the site reveals many discrepancies between established fence lines and actual property lines. Based on information submitted with the application packet, it is unclear whether ownership of these encroachments is under dispute. Evidence that all property disputes are resolved is needed prior to final plat approval. (See Condition D-1)

Conclusion (Land Use):

Staff concludes that the proposed short plat complies with all land use requirements; therefore, the proposed short plat should be approved.

TRANSPORTATION CONCURRENCY:

Finding 7

The applicant submitted a traffic profile for this proposal in accordance with CCC 40.350.020.B. Staff has determined that additional trips associated with the proposed development do not exceed travel speed, delay and LOS standards. The intersections in the vicinity of the proposed development would be minimally impacted by the proposed development. Therefore, further analysis and mitigation by the applicant were not required. The proposed development complies with the Concurrency Ordinance CCC 40.350.020.

TRANSPORTATION:

Finding 8 - Pedestrian/Bicycle Circulation Plan

Pedestrian circulation facilities in compliance with the Americans with Disabilities Act are required in accordance with the provisions of Section CCC 40.350.010. The proposal meets the pedestrian circulation code.

Finding 9 - Road Circulation

The applicant submitted a cross circulation plan that is a part of a traffic study. The project complies with the circulation plan requirements, Section CCC 40.350.030(B)(2).

Finding 10 - Roads

The applicant has proposed frontage improvements that are consistent with an "Urban Local Residential Access" road. The applicant shall provide minimum half-width frontage improvements including 29 feet of right-of-way dedication, 20 feet of paved roadway, curb, gutter, and sidewalk. (See Condition A-1a)

Per CCC 40.350.030 (B)(5)(a)(5), parking shall be prohibited along partial width roads, with signs and pavement markings being the responsibility of the developer. (See Condition A-1b)

The applicant has submitted a legal opinion concerning access rights to NE 31st Avenue and the county has provided a response to that legal opinion (see Exhibits 9 and 10). Staff agrees with the applicant's argument that he has the right to use this road and the preliminary plat should be approved subject to conditions. Prior to construction plan approval, the applicant must either submit an agreement with the property owner across NW 31st Avenue or complete a quiet title action. (See Condition A-1g)

An on-site "Urban Infill A" road has been proposed. Proposed lot #1 will take access from NE 31st Avenue and the remaining lots #2 through #3 will utilize a joint driveway beginning at the terminus of the proposed private road. Intersection curb return radii shall comply with table 40.350.030-4. (See Condition A-1c)

Per CCC 40.350.030 (B)(4)(b)(1)(b), corner lot driveways shall be a minimum separation of 50 feet from the intersecting property lines or where this is impractical, the driveway may be located 5 feet from the property line away from the intersection or as a joint use driveway at this property line. (See Condition A-1d)

All roads within the urban area providing access to parcels being developed, whether such roads are to be public or private, shall at a minimum have an unobstructed and paved roadway width of twenty (20) feet, except in those cases where the preexisting road is eighteen (18) feet wide with one (1) foot wide shoulders, additional widening to the twenty (20) foot standard is not necessary. Any preexisting roadway narrower than eighteen (18) feet with one (1) foot shoulders shall be widened to the full twenty (20) foot standard. (See Condition A-1e)

The barricade to the north of Cassidy's Garden in NE 31st Avenue can be removed upon completion of all required improvements to NE 31st Avenue and also the completion of proposed Hidden Gardens, ENG2007-00132, to the north.

Finding 11 - Road Modification (EVR2008-00054)

The applicant has submitted an administrative road modification for an inverted crown for the proposed on-site private roadway. Staff supports the request and believes the design is equal or superior.

Finding 12 - Sight Distance

The applicant submitted a road modification analyses dated February 5, 2008 and April 22, 2008. There is a sight distance restriction according to the applicant resulting in necessary mitigation at the intersection of NE 68th St. and NE 31st Ave.

The approval criteria for sight distances are found in CCC 40.350.030(B)(8). This section establishes minimum sight distances at intersections and driveways. Additional building setbacks may be required for corner lots in order to maintain adequate sight distance. The final engineering plans shall show sight distance triangles for all corner lots. Landscaping, trees, utility poles, and miscellaneous structures will not be allowed to impede required sight distance requirements at all proposed driveway approaches and intersections. (See Condition A-1f)

Conclusion (Transportation):

Staff concludes that the proposed preliminary plan, subject to conditions identified above, meets the transportation requirements of the Clark County Code.

STORMWATER:

Finding 13 - Applicability

The project is subject to the Stormwater and Erosion Control Ordinance (CCC 40.380). Projects that meet the eligibility requirements of CCC 40.260.110(B)(1) and create less than 5000 square feet of new impervious surface are exempt from CCC 40.380.040(b) and CCC 40.380.040(C). Houses that utilize roof downspout systems to infiltrate road runoff may be deducted from area calculations. The proposed amount of new impervious area that will be created is greater than 5000 square feet and therefore CCC 40.380.040(b) and CCC 40.380.040(C) apply.

The erosion control ordinance is intended to minimize the potential for erosion and a plan is required for all projects meeting the applicability criteria listed in CCC 40.380.050. This project is subject to the erosion control ordinance.

Finding 14 - Stormwater Proposal

According to the applicant:

"Stormwater from the developed basins A, B, and C will be infiltrated on-site using an underground infiltration system consisting of 12" perforated pipe and drywells. Individual roof downspout chamber systems are proposed to infiltrate runoff from both Basins D & E.....Infiltration rates were measured at 12 inches per hour. A factor of safety of 4 was applied and a design rate of 3 inches per hour was used. Water quality design for this project involves the use of a stormfilter catchbasin by Contech Stormwater Solutions or other approve BMP."

The storm facilities will be privately owned and maintained.

Per CCC 40.380.040(C)(1)(g), the project shall not materially increase or concentrate stormwater runoff onto an adjacent property or block existing drainage from adjacent lots. The base of the infiltration facilities shall be at a minimum of three feet above the seasonal high water or an impermeable soil layer per CCC 40.380.040(C)(3)(c). (See Condition A-3a)

During construction, the infiltration rates shall be verified in the field and corresponding laboratory testing shall also be performed. (See Plat Note C-1)

Modifications made to standard details D16.0 and D16.1 shall be stamped by a professional engineer that is proficient in geotechnical engineering. (See Condition A-3b)

The preliminary stormwater report identifies a 100-year/24-hour storm precipitation depth as being 5.00 inches. The 10-year/24-hour storm event precipitation depth is 3.00 inches. In addition, the 2-year/24-hour storm event precipitation depth is identified as being 2.00 inches.

Conclusion (Stormwater):

Staff concludes that the proposed preliminary stormwater plan, subject to the conditions above, is feasible. Therefore, the requirements of the preliminary plan review criteria are satisfied.

FIRE PROTECTION:

Finding 15

Tom Scott (in the Fire Marshal's Office) reviewed this application and can be reached at (360) 397-2375 x 4095 or 3323, or e-mail at tom.scott@clark.wa.gov. Information can be faxed to Tom at (360) 759-6063. Where there are difficulties in meeting these conditions or if additional information is required, contact Tom in the Fire Marshal's office immediately. (The site is in the Vancouver Fire Department):

- a. Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process. (See Condition E-1)
- b. Fire flow in the amount of 1,000 gallons per minute (gpm) supplied at 20 psi for 60 minutes duration is required for this application. Information from the water purveyor indicates that the required fire flow is available at the site and is estimated at 1,000 gpm.
- c. Fire hydrants are required for this application. The indicated new fire hydrants are adequate. Fire hydrants shall be provided with appropriate 'storz' adapters for the pumper connection. A 3-foot clear space shall be maintained around the circumference of all fire hydrants. The local fire district chief approves the exact locations of fire hydrants. As a condition of approval, contact Chad Lawry at the Vancouver Fire Department at (360) 759-4418 to arrange for location approval. (See Condition D-2)
- d. The roadways and maneuvering areas as indicated in the application shall meet the requirements of the Clark County Road Standard. Provide an unobstructed vertical clearance of not less than 13.5 feet, with an all weather driving surface and capable of supporting the imposed loads of fire apparatus. Fire apparatus turnarounds are required. Provide an approved fire apparatus turnaround within the required distances of all parcels (See Conditions D-3 and D-4)

HEALTH DEPARTMENT:

Finding 16

Submittal of a "Health Department Evaluation Letter" is required as part of the Final Construction Plan Review application. If the Evaluation Letter specifies that an

acceptable "Health Department Final Approval Letter" must be submitted, the Evaluation Letter will specify the timing of when the Final Approval Letter must be submitted to the county (e.g., at Final Construction Plan Review, Final Plat Review or prior to occupancy). The Health Department Evaluation Letter will serve as confirmation that the Health Department conducted an evaluation of the site to determine if existing wells or septic systems are on the site, and whether any structures on the site have been/are hooked up to water and/or sewer. The Health Department Final Approval Letter will confirm that all existing wells and/or septic systems have been abandoned, inspected and approved by the Health Department (if applicable). (See Condition D-5)

WATER & SEWER SERVICE:

Finding 17

The applicant has submitted utility review from Clark Public Utilities and Clark Regional Wastewater District indicating that public sewer and water is available to the subject site. All lots in the plat must connect to approved public sewer and water systems. A copy of the final acceptance letter from the sewer and water purveyor should be submitted to the Health Department with the final plat mylar. The applicant needs to comply with all requirements of the purveyor. (See Condition D-6)

IMPACT FEES:

Finding 18

All residential lots created by this plat will produce impacts on schools, parks, and traffic, and will be subject to School (SIF), Park (PIF), and Traffic Impact Fees (TIF) per dwelling except one. There will be a one lot impact fee credit in the proposed plat (the lot to be designated by the applicant) due to the existing residence. The site is within the Vancouver School District with a SIF of \$1,112.00, Park District 8 with a PIF of \$1,360.00 (acquisition) & 440.00 (Development), and the Hazel Dell Transportation Subarea with a TIF of \$3,668.66.

Impact fees shall be paid prior to issuance of a building permit for each lot. If a building permit application is made more than three years following the date of preliminary plat approval, the impact fees will be recalculated according to the then-current ordinance rate. (See Condition D-7f & E-2)

DECISION

Based upon the proposed plan and the findings and conclusions stated above, the Development Services Manager hereby **Approves** this request, subject to the following conditions of approval:

Conditions of Approval

A	Final Construction Review Review & Approval Authority: Development Engineering
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Prior to construction, a Final Construction Plan shall be submitted for review and approval to Development Engineering, consistent with the approved preliminary plan and the following conditions of approval:

- A-1 **Final Transportation Plan (On-Site & Frontage)** - The applicant shall submit and obtain County approval of a final transportation design in conformance with CCC 40.350 and the following conditions of approval (See Finding 9 and 11):
- a. The applicant shall provide minimum half-width frontage improvements including 29 feet of right-of-way dedication, 20 feet of paved roadway, curb, gutter, and sidewalk.
 - b. Per CCC 40.350.030 (B)(5)(a)(5), parking shall be prohibited along partial width roads, with signs and pavement markings being the responsibility of the developer.
 - c. Intersection curb return radii shall comply with table 40.350.030-4.
 - d. Per CCC 40.350.030 (B)(4)(b)(1)(b), corner lot driveways shall be a minimum separation of 50 feet from the intersecting property lines or where this is impractical, the driveway may be located 5 feet from the property line away from the intersection or as a joint use driveway at this property line.
 - e. The proposal shall comply with CCC 40.350.030 (B)(6)(b).
 - f. The proposal shall comply with the sight distance requirements of CCC 40.350.030(B)(8) including at the intersection of NE 68th St. and NE 31st Ave.
 - g. The applicant shall either submit an agreement with the property owner across NW 31st Avenue or complete a quiet title action regarding access on NW 31st Avenue.
- A-2 **Transportation:**
- a. Signing and Striping Plan: The applicant shall submit a signing and striping plan and a reimbursable work order, authorizing County Road Operations to perform any signing and pavement striping required within the County right-of-way. This plan and work order shall be approved by the Department of Public Works prior to final plat or final site plan approval.
 - b. Traffic Control Plan: Prior to issuance of any building or grading permits for the development site, the applicant shall obtain written approval from Clark County Department of Public Works of the applicant's Traffic Control Plan (TCP). The TCP shall govern all work within or impacting the public transportation system.
- A-3 **Final Stormwater Plan** - The applicant shall submit and obtain County approval of a final stormwater plan designed in conformance with CCC 40.380 and the following conditions of approval (see Finding 14):
- a. Per CCC 40.380.040(C)(1)(g), the project shall not materially increase or concentrate stormwater runoff onto an adjacent property or block existing drainage from adjacent lots. The base of the infiltration facilities shall be at a minimum of three feet above the seasonal high water or an impermeable soil layer per CCC 40.380.040(C)(3)(c).
 - b. Modifications made to standard details D16.0 and D16.1 shall be stamped by a professional engineer that is proficient in geotechnical engineering.

- A-4 **Erosion Control** - The applicant shall submit and obtain County approval of a final erosion control plan designed in accordance with CCC 40.380.
- A-5 **Excavation and Grading** - Excavation/grading shall be performed in compliance with Appendix Chapter J of the 2003 International Building Code (IBC); and, drainage facilities shall be provided, in order to ensure that building foundations and footing elevations can comply with CCC 14.04.252.

B	Prior to Construction of Development Review & Approval Authority: Development Inspection
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Prior to construction, the following conditions shall be met:

- B-1 **Pre-Construction Conference** - Prior to construction or issuance of any grading or building permits, a pre-construction conference shall be held with the County.
- B-2 **Erosion Control** - Prior to construction, erosion/sediment controls shall be in place. Sediment control facilities shall be installed that will prevent any silt from entering infiltration systems. Sediment controls shall be in place during construction and until all disturbed areas are stabilized and any erosion potential no longer exists.
- B-3 **Erosion Control** - Erosion control facilities shall not be removed without County approval.

C	Provisional Acceptance of Development Review & Approval Authority: Development Inspection
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Prior to provisional acceptance of development improvements, construction shall be completed consistent with the approved final construction/site plan and the following conditions of approval:

- C-1 The installation of infiltration systems shall be observed and documented by a licensed engineer in the State of Washington proficient in geotechnical engineering. During the construction, the geotechnical engineer shall verify that the infiltration rates used in the final stormwater analysis are obtained at the exact locations and depths of the proposed stormwater infiltration facilities. The infiltration investigation shall include laboratory analysis based on AASHTO Specification M145. The timing of representative infiltration tests will be determined at the pre-construction conference. (See Finding 14)

D	Final Plat Review & Recording Review & Approval Authority: Development Engineering
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Prior to final plat approval and recording by Development Engineering, the following conditions shall be met:

- D-1 The applicant shall provide evidence that all property disputes are resolved (see Finding 6).

- D-2 Water mains supplying fire flow and fire hydrants shall be installed, approved and operational. Required hydrants shall be installed per Fire Marshal standards with locations approved by the Fire District Chief. (See Finding 15b & c)
- D-3 Provide an unobstructed vertical clearance of not less than 13.5 feet, with an all weather driving surface and capable of supporting the imposed loads of fire apparatus (see Finding 15d).
- D-4 The applicant shall provide an approved fire apparatus turnaround within the required distances of all parcels (see Finding 15d).
- D-5 Submittal of a "Health Department Evaluation Letter" is required as part of the Final Construction Plan Review application. If the Evaluation Letter specifies that an acceptable "Health Department Final Approval Letter" must be submitted, the Evaluation Letter will specify the timing of when the Final Approval Letter must be submitted to the county (e.g., at Final Construction Plan Review, Final Plat Review or prior to occupancy). The Evaluation Letter will serve as confirmation that the Health Department conducted an evaluation of the site to determine if existing wells or septic systems are on the site, and whether any structures on the site have been/are hooked up to water and/or sewer.
- D-6 All lots in the proposed plat must connect to an approved public sewer and water systems. A copy of the final acceptance letter from the sewer and water purveyor shall be submitted to the Health District with the final plat mylar. The applicant shall comply with all requirements of the purveyor.
- D-7 **Developer Covenant** – A "Developer Covenant to Clark County" shall be submitted for recording to include the following:
 - a. Critical Aquifer Recharge Areas - "The dumping of chemicals into the groundwater and the use of excessive fertilizers and pesticides shall be avoided. Homeowners are encouraged to contact the State Wellhead Protection program at (206) 586-9041 or the Washington State Department of Ecology at 800-RECYCLE for more information on groundwater /drinking supply protection."
 - b. Private Road Maintenance Covenant - A private road maintenance covenant shall be submitted to the responsible official for approval and recorded with the County Auditor. The covenant shall set out the terms and conditions of responsibility for maintenance, maintenance methods, standards, distribution of expenses, remedies for noncompliance with the terms of the agreement, right of use easements, and other considerations, as required under 40.350.030(C)(4)(g).
 - c. Private Roads: "Clark County has no responsibility to improve or maintain the private roads contained within or private roads providing access to the property described in this development. Any private access street shall remain a private street unless it is upgraded to public street standards at the expense of the developer or abutting lot owners to include hard surface paving and is accepted by the county for public ownership and maintenance."

- d. Erosion Control - "Building Permits for lots on the plat shall comply with the approved erosion control plan on file with Clark County Building Department and put in place prior to construction."
- e. Responsibility for Stormwater Facility Maintenance: For stormwater facilities for which the county will not provide long-term maintenance, the developer shall make arrangements with the existing or future (as appropriate) occupants or owners of the subject property for assumption of maintenance to the county's Stormwater Facilities Maintenance Manual as adopted by Chapter 13.26A. The responsible official prior to county approval of the final stormwater plan shall approve such arrangements. Final plats shall specify the party(s) responsible for long-term maintenance of stormwater facilities within the Developer Covenants to Clark County. The county may inspect privately maintained facilities for compliance with the requirements of this chapter. If the parties responsible for long-term maintenance fail to maintain their facilities to acceptable standards, the county shall issue a written notice specifying required actions to be taken in order to bring the facilities into compliance. If these actions are not performed in a timely manner, the county shall take enforcement action and recover from parties responsible for the maintenance in accordance with Section 32.04.060.
- f. Impact Fees: "In accordance with CCC 40.610, the School, Park and Traffic Impact Fees for each dwelling in this short plat are: \$1,112.00 (Vancouver School District), \$1,800.00 (\$1,360.00 - Acquisition; \$440.00 - Development for Park District #8), and \$3,668.66 (Hazel Dell TIF subarea) respectively. There will be a one lot impact fee credit in the proposed plat (the lot to be designated by the applicant) due to the existing residence. The impact fees for lots on this plat shall be fixed for a period of three years, beginning from the date of preliminary plat approval, dated _____, and expiring on _____. Impact fees for permits applied for following said expiration date shall be recalculated using the then-current regulations and fees schedule."

D-8 Plat Notes - The following notes shall be placed on the final plat:

- a. Mobile Homes: "In accordance with the provisions of CCC 40.260.130, mobile homes are allowed on the lots in this plat."
- b. Utilities: "An easement is hereby reserved under and upon the exterior six (6) feet at the front boundary lines of all lots for the installation, construction, renewing, operating and maintaining electric, telephone, TV, cable, water and sanitary sewer services. Also, a sidewalk easement, as necessary to comply with ADA slope requirements, shall be reserved upon the exterior six (6) feet along the front boundary lines of all lots adjacent to public streets."
- c. Driveways: "All residential driveway approaches entering public roads are required to comply with CCC 40.350."
- d. Sidewalks: "Prior to issuance of occupancy permits, a sidewalk shall be constructed along the lot frontage."

- e. Privately Owned Stormwater Facilities: "The following party(s) is responsible for long-term maintenance of the privately owned stormwater facilities:
_____."
- f. Archaeological (all plats): "If any cultural resources are discovered in the course of undertaking the development activity, the Office of Archaeology and Historic Preservation in Olympia and Clark County Community Development shall be notified. Failure to comply with these State requirements may constitute a Class C Felony, subject to imprisonment and/or fines."

E	Building Permits Review & Approval Authority: Customer Service
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Prior to issuance of a building permit, the following conditions shall be met:

- E-1 Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process.
- E-2 **Impact Fees** - The applicant shall pay impact fees for the proposed lots as follows (There will be a one lot impact fee credit due to the existing residence):
 - a. \$1,112.00 per dwelling for School Impact Fees (Vancouver School Dist.)
 - b. \$1,800.00 per dwelling for Park Impact Fees (\$1,360 - Acquisition; \$440.00 - Development for Park District #8);
 - c. \$3,668.66 per dwelling for Traffic Impact Fees (Hazel Dell TIF Sub-area) If the building permit application is made more than three years following the date of preliminary site plan approval, the impact fees shall be recalculated according to the then-current rate.

F	Development Review Timelines Review & Approval Authority: None Advisory to Applicant-
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- F-1 **Land Division** - Within 5 years of preliminary plan approval, a Fully Complete application for Final Plat review shall be submitted.
- F-2 **Department of Ecology Permit for Construction Stormwater** - A permit from the Department of Ecology (DOE) is required If:
 - The construction project disturbs one or more acres of land through clearing, grading, excavating, or stockpiling of fill material; **AND**
 - There is a possibility that stormwater could run off the development site during construction and into surface waters or conveyance systems leading to surface waters of the state.

The cumulative acreage of the entire project whether in a single or in a multiphase project will count toward the one acre threshold. This applies even if the applicant is responsible for only a small portion [less than one acre] of the larger project planned over time. **The applicant shall Contact the DOE for further information.**

<p>Note: The Development Services Manager reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.</p>
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Decision Appeal Process:

An **appeal** of any aspect of this decision may be appealed to the County Hearing Examiner only by a party of record. A "Party of Record" includes the applicant and those individuals who submitted written testimony to the Development Service Manager within the designated comment period.

The appeal shall be filed with the Department of Community Development, Permit Services Center, 1300 Franklin Street, Vancouver, Washington, 98668, within fourteen (14) calendar days from the date the notice of final land use decision is mailed to parties of record. This decision was mailed on April 16, 2009. Therefore any appeal must be received in this office by 12:00 PM, April 30, 2009.

Any appeal of the final land use decisions shall be in writing and contain the following:

- Case number designated by the County;
- Name of the applicant;
- Name of each petitioner;
- Signature of each petitioner or his or her duly authorized representative;
- A statement showing the following:
 - That each petitioner is entitled to file the appeal as an interested party in accordance with CCC 40.510.030(H);
 - The specific aspect(s) of the decision being appealed;
 - The reasons why each aspect is in error as a matter of fact or law;
 - The evidence relied on to prove the error; and,
- The appeal fee of **\$1,166**.

Ninety percent (90%) of the fee will be refunded if the appeal is withdrawn in writing by the petitioner at least 15 calendar days before the public meeting to consider the appeal.

Attachments:

- Copy of Proposed Preliminary Plan

A copy of the approved preliminary plan and Clark County Code are available for review at:

**Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011**

A copy of the Clark County Code is also available on our Web Page at:
Web Page at: <http://www.clark.wa.gov>

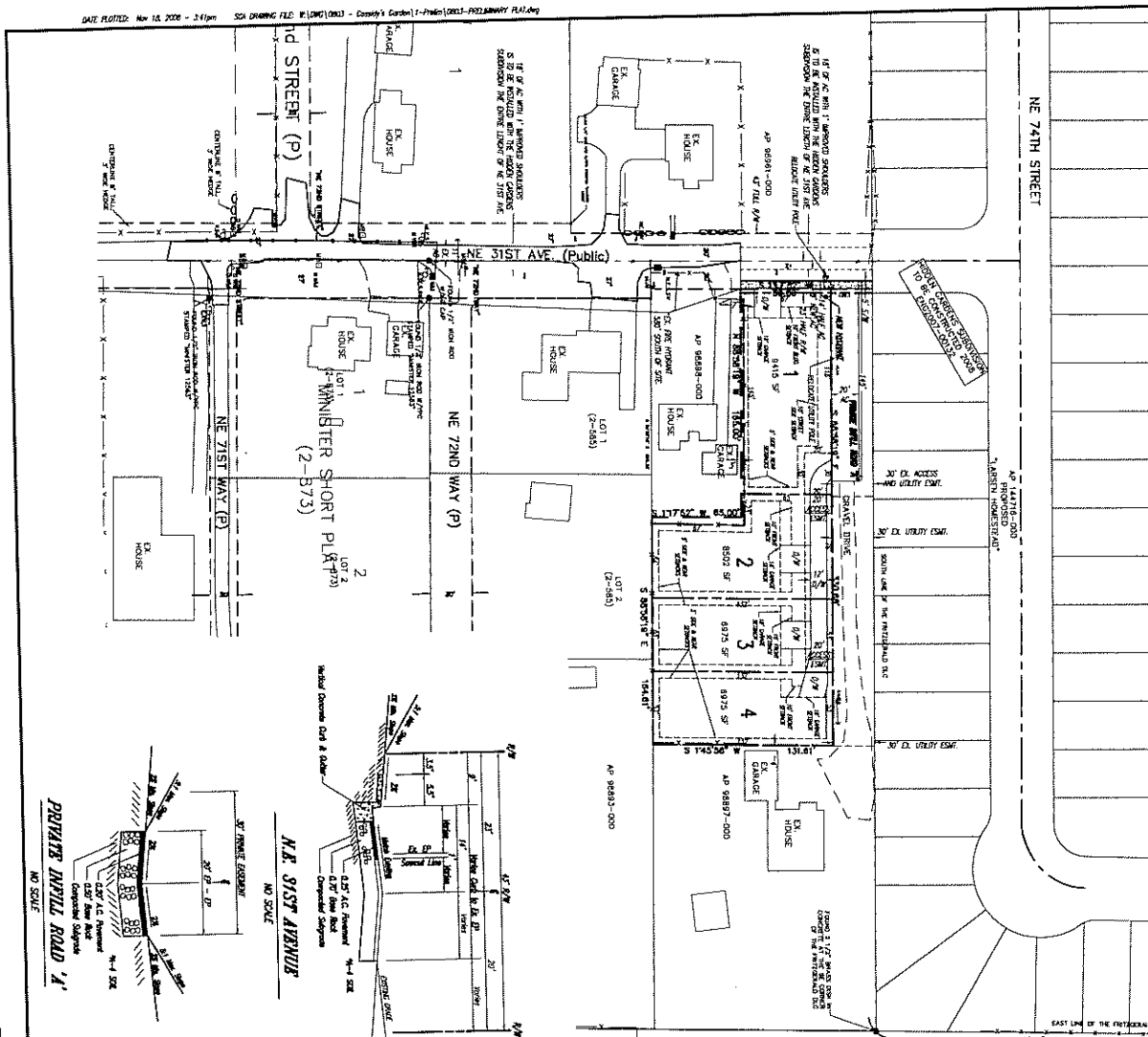
Final Decision Attachment

For Employee Use Only -This is not part of the decision, but rather an attachment for processing purposes only.

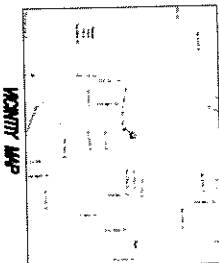
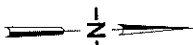
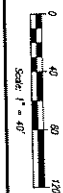
Final Plans Required with Construction Plans	YES	NO
Final Landscape Plan:		
-On-site landscape plan	X	
-Right-of-way landscape plan*		
Final Wetland Plan		X
Final Habitat Plan		X

*Final right-of-way landscape plan required for projects fronting on arterial and collector streets.

Note: If final plan submittals are required, list each plan under Case Notes in Permit Plan for future reference.



PRIVATE INFILL ROAD 'A'
NO SCALE



EXISTING CONDITIONS:
EXISTING CONDITIONS SHOWN ON THIS PLAN WAS OBTAINED FROM INFORMATION OBTAINED FROM THE FIELD SURVEY. EXISTING CONDITIONS MAY DIFFER FROM THE INFORMATION OBTAINED FROM THE FIELD SURVEY. THE DESIGNER ASSUMES NO LIABILITY FOR ANY INACCURACIES OR OMISSIONS IN THE INFORMATION OBTAINED FROM THE FIELD SURVEY.

DESIGN CONDITIONS:
DESIGN CONDITIONS SHOWN ON THIS PLAN WAS OBTAINED FROM INFORMATION OBTAINED FROM THE FIELD SURVEY. DESIGN CONDITIONS MAY DIFFER FROM THE INFORMATION OBTAINED FROM THE FIELD SURVEY. THE DESIGNER ASSUMES NO LIABILITY FOR ANY INACCURACIES OR OMISSIONS IN THE INFORMATION OBTAINED FROM THE FIELD SURVEY.

ADDITIONAL NOTES:
1. THE DESIGNER ASSUMES NO LIABILITY FOR ANY INACCURACIES OR OMISSIONS IN THE INFORMATION OBTAINED FROM THE FIELD SURVEY.
2. THE DESIGNER ASSUMES NO LIABILITY FOR ANY INACCURACIES OR OMISSIONS IN THE INFORMATION OBTAINED FROM THE FIELD SURVEY.
3. THE DESIGNER ASSUMES NO LIABILITY FOR ANY INACCURACIES OR OMISSIONS IN THE INFORMATION OBTAINED FROM THE FIELD SURVEY.

PRELIMINARY PLAT

CASSIDY'S GARDEN TIER 1 INFILL SHORT PLAT

CLARK COUNTY

WASHINGTON



CASSIDY'S GARDEN TIER 1 INFILL SHORT PLAT
TIER 1 INFILL SHORT PLAT
CLARK COUNTY, WASHINGTON
APR 2008

PROJECT: TIER 1 INFILL SHORT PLAT

OWNER: TIER 1 INFILL SHORT PLAT

DESIGNER: TIER 1 INFILL SHORT PLAT

CONTACT: TIER 1 INFILL SHORT PLAT

STATIONING: TIER 1 INFILL SHORT PLAT

STATIONING, COLORADO
& ASSOCIATES
ONE, ENGINEERING - LAND PLANNING
DESIGN/CONSTRUCTION
2008 PROJECT
WASHTON, WA 98041
PHONE: (206) 441-1111
FAX: (206) 441-1112
WWW.CASSIDYSGARDEN.COM

DESIGNED BY: TIER 1 INFILL SHORT PLAT
DRAWN BY: TIER 1 INFILL SHORT PLAT
CHECKED BY: TIER 1 INFILL SHORT PLAT
SCALE: 1" = 40'

APR 2008
1 of 3